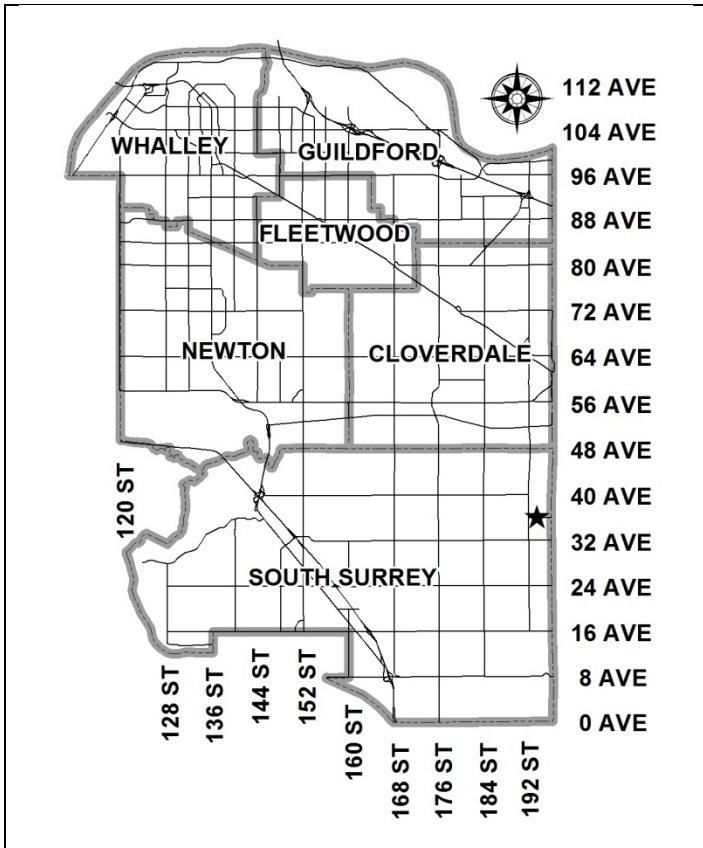


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0341-00

Planning Report Date: March 12, 2018



PROPOSAL:

- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

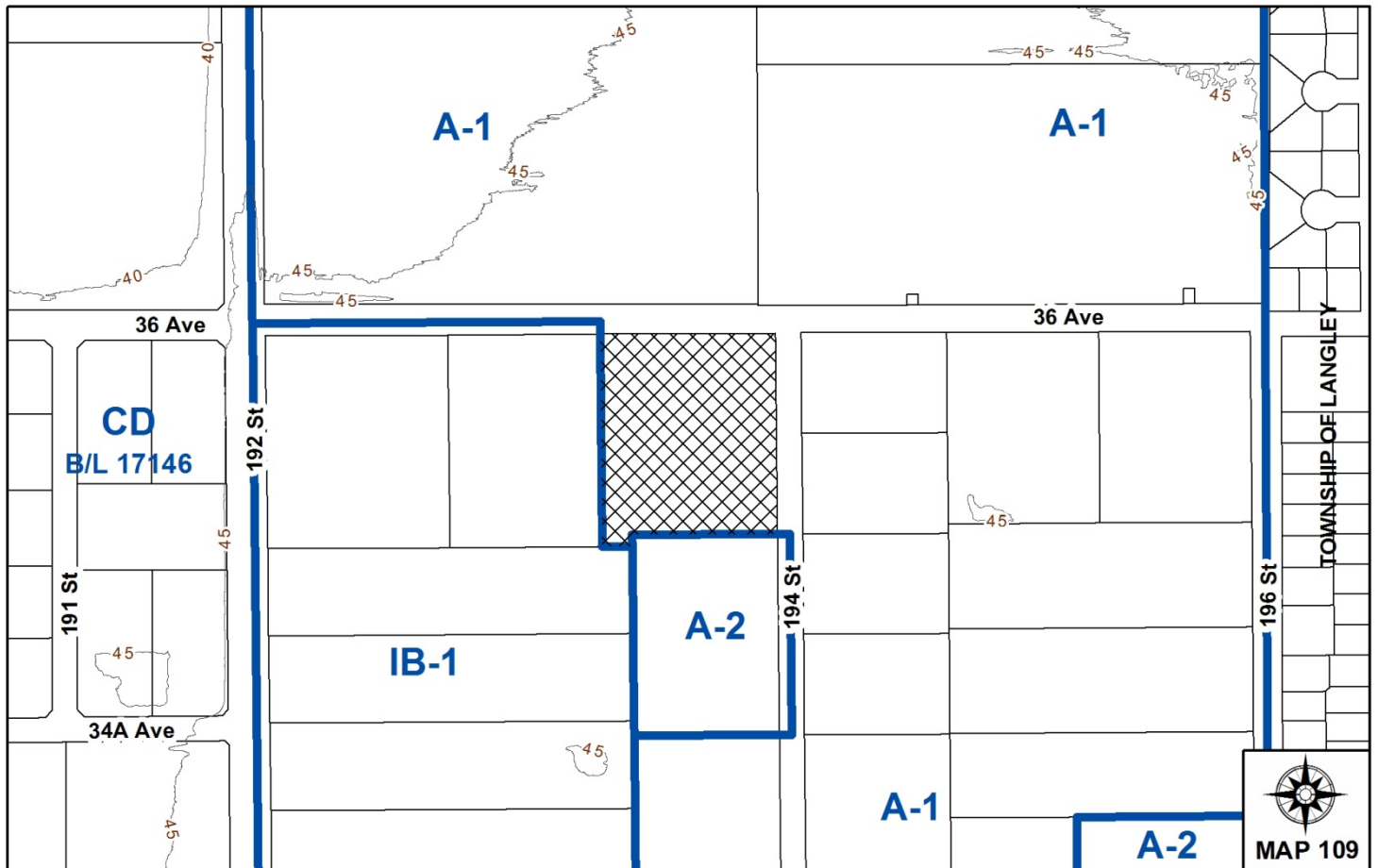
to permit the development of an 11,655 square-metre (125,460 sq. ft.) multi-tenant industrial building.

LOCATION: 19370 - 36 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscape Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the required front yard setback from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" and "Landscape Strips" designations in the Campbell Heights Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines for Campbell Heights.
- The proposed reduction in the front yard setback is required to accommodate additional road dedication for tree retention and sidewalk meandering along 36 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0341-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0341-00 (Appendix V), to reduce the minimum required front yard setback from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.), to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site;
 - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: acreage single family.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 36 Avenue):	Agricultural land and Lower Mainland German Shepherd Dog Club	Technology Park or Business Park and Landscape Strips	A-1
East (Across 194 Street):	Acreage single family with stables	Business Park and Landscape Strips	A-1
South:	G&K Farms Ltd	Business Park and Landscape Strips	A-2
West:	Forested vacant lot. Recently approved industrial subdivision, which was rezoned in April 2016 (Development Application No. 7907-0326-00)	Business Park and Landscape Strips	IB-1

DEVELOPMENT CONSIDERATIONSContext

- The subject property is 2.26 hectares (5.6 acres) in size. It is located at the southwest corner of 36 Avenue and 194 Street in Campbell Heights and is designated "Mixed Employment" in the Official Community Plan (OCP). The Campbell Heights Land Use Plan designates the majority of the property for "Business Park (Office)", with the areas along the north boundary designated "Landscaping Strips".

Proposal

- The applicant is proposing to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a Development Permit to permit construction of a multi-tenant industrial building.
- The development proposes a gross floor area of 11,655 square-metre (125,460 sq. ft.), representing a net floor area (FAR) of 0.55, which is less than the 1.0 FAR allowed under the proposed IB-1 Zone.
- The development comprises of a multi-tenant building for up to 8 units.

Access and Parking

- Access to the proposed development will be from both 194 Street and 36 Avenue. 36 Avenue access will have a shared access for trucks and vehicles, whereas 194 Street will have two accesses: one for truck and one for vehicles.

- The proposal includes a total of 149 parking spaces, which exceeds the Zoning By-law requirement of 105 parking spaces (with no mezzanine). The applicant is proposing 1,213 square metres (13,060 sq. ft.) of mezzanine space, which would require an additional 30 parking stalls, to be provided.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future. Mezzanine space will be restricted to a maximum of 16.5% of the ground floor area.
- The proposed truck bays are located along the west side of the building away from public view. The truck bays will be screened by the proposed building and landscaping that is to be installed along the northern property line.
- Pedestrian access to the site will be from a path from 36 Avenue, two paths from 194 Street, and a plaza at the corner of 36 Avenue and 194 Street.

Air Emissions

- At the April 3, 2017 Regular Council – Land Use meeting, Council instructed staff to review the City's business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- At this time the review of the business park zones has not been completed. Staff are therefore recommending that the applicant register a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site. The applicant has agreed to register a restrictive covenant for this purpose.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 16, 2018 to 48 properties within 100 metres (328 ft.) of the subject site and to the Little Campbell Watershed Society (LCWS). A development proposal sign was installed on the site on February 25, 2018. To date, staff have received no comments on the proposal.
- The LCWS has not provided comments on the proposal, as the site is not planned to drain towards the Little Campbell River, with 100% infiltration on the site.

TREES

- Shan Tennyson, ISA Certified Arborist of KD Planning & Design Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	7	7	0
Cottonwood	10	0	10
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	0	2
Crabapple	1	1	0
Maple Species	1	1	0
Magnolia	2	2	0
Golden Chain Tree	1	1	0
Vine Maple	1	1	0
Sweet Chestnut	1	1	0
Coniferous Trees			
Western Red Cedar	99	64	35
Douglas Fir	185	63	122
Western White Pine	18	13	5
Balsam Fir	9	6	3
Hemlock	3	2	1
Lodge Pole Pine	2	1	1
Total (excluding Alder and Cottonwood Trees)	325	156	169
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		34	
Total Retained and Replacement Trees		203	
Contribution to the Green City Fund		\$114,000	

- The Arborist Assessment states that there are a total of 325 protected trees on the site, excluding Alder and Cottonwood trees. 17 existing trees, approximately 5 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 169 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on 36 Avenue is under review in order to maximize tree preservation on the site. Additional road dedication is required to meander the sidewalk into the site.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 319 replacement trees on the site. Since only 34 replacement trees can be accommodated on the site, the deficit of 285 replacement trees will require a cash-in-lieu payment of \$114,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Common Hackberry, Skyline Honey Locust, Autumn Blaze Maple and Columnar Norway Spruce, as well as a variety of shrubs and ground cover.
- In summary, a total of 203 trees are proposed to be retained or replaced on the site with a contribution of \$114,000 to the Green City Fund.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Land Use Plan and the Official Community Plan (OCP), and is reflective of the existing standards of design within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. The main pedestrian façades at 36 Avenue and 194 Street have a combination of glass and spandrel glazing.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials. The colour scheme proposed is white and two shades of grey.
- Three corners of the building are emphasised in the design: 194 Street/36 Avenue corner as the main one, the south corner visible from 194 Street, and also the west corner visible from 36 Avenue. The corner design features a different height for the building, and also more glazing.
- Along 194 Street, there is also a change in the design for the entrance of the two middle units with change in height and colour, creating a break in the linearity of the building while still reinforcing the overall symmetry.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 5.0-metre (16 ft.) landscape buffer along the east property line, fronting 194 Street, and 7.5 metre (25 ft.) landscaped area along the northern property line, fronting 36 Avenue.
- The proposed landscaping will consist of 37 new trees, including Common Hackberry, Skyline Honey Locust, Autumn Blaze Maple and Columnar Norway Spruce, complemented by a variety of shrubs, and ground cover. The intent of the proposed landscaping is to introduce a variety of layered plantings to visually break up the scale of the building, partially screen parking, and enhance the presence of the site.

- The vehicular access to the site will be finished with sawcut concrete paving. Additional finished on-site pathways will provide direct pedestrian connections between the street and the building. An outdoor amenity area including benches will be provided at a plaza at the northeast corner of the site for employees and visitors.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 27, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the IB-1 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent soils; ○ Bio-swales; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sustainable transportation options will be accommodated through available bicycle racks and connections to off-site sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was reviewed by staff and found to comply with the Campbell Heights Land Use Plan Guidelines and the OCP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required front yard setback from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.), if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

Applicant's Reasons:

- The setback variance is required due to additional road dedication to accommodate meandering sidewalk to help retain trees along 36 Avenue.

Staff Comments:

- The front yard setback can be reduced from 16 metres (52 ft.) to 7.5 metres (25 ft.) if the area between the building and the highway is not used for parking. In this case, the applicant is requesting an additional 2 metres (6.5 ft.) relaxation to accommodate the increase in road dedication.
- The 7.5 metres (25 ft.) setback would have been achieved, were it not for the additional road dedication required to accommodate a meandering sidewalk to help retain trees along 36 Avenue.
- The additional road dedication is only required through the middle of the frontage, with no changes required to the corner plaza proposed at 36 Avenue and 194 Street, and no changes to the proposed access on 36 Avenue.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Tree Summary and Tree Management Plan
Appendix V.	Development Variance Permit No. 7917-0341-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/da

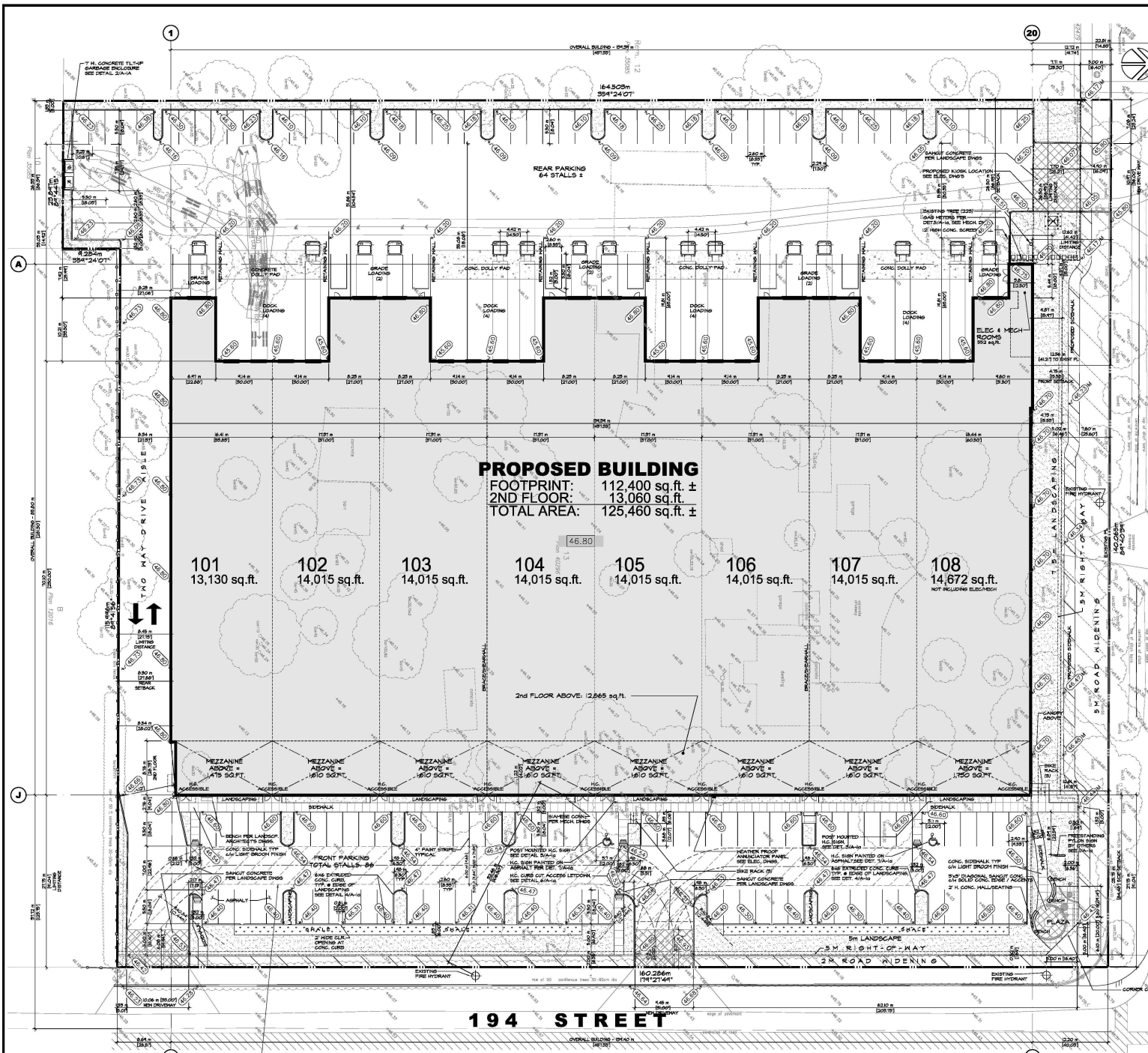
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		22,654.5 m ² (5.59 acres)
Road Widening area		
Undevelopable area		
Net Total		21,382.7 m ² (5.283 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	46%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	16 m (or 7.5 m if no parking)	4.7 m (DVP)
Rear (South)	7.5 m	8.5 m
Side #1 (East)	9 m	25.75 m
Side #2 (West)	7.5 m	26.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	11.27 m
Accessory		n/a
FLOOR AREA: Industrial		10,442.3 m ² (112,400 sq. ft.)
DENSITY		
FAR (gross)		0.52
FAR (net)	1.0	0.55
PARKING (number of stalls)		
Industrial		
Total Number of Parking Spaces	135	149
Number of accessible stalls	2	2
Number of small cars	38	38

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Building Areas			
UNIT	Footprint	Upper floor	Total Area
101	13,130 sq.ft.	1,475 sq.ft.	14,605 sq.ft.
102	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
103	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
104	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
105	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
106	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
107	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
108	14,672 sq.ft.	1,730 sq.ft.	16,402 sq.ft.
MECH/Elec/Room	551 sq.ft.	sq.ft.	551 sq.ft.
Total	112,440 sq.ft.	12,865 sq.ft.	125,305 sq.ft.

Note: All areas approximate and are to be confirmed by survey

SITE DATA

OWNER ADDRESS: 1910 84 AVENUE, SURREY, B.C., V2E 4G8
 LOCAL DISCREPANCY: LOT B, SECTIONS 27, TOWNSHIP 1, PLAN 4206 W-0
 EXISTING ZONING: A-1
 PROPOSED ZONING: COMMERCIAL
 GROSS LOT AREA: 22 854.8 sq. ft. (249,891 sq. ft. / 5.54 AC.)
 NET LOT AREA: 21 862.1 sq. ft. (249,891 sq. ft. / 5.54 AC.)
 PROPOSED BUILDING AREA (FOOTPRINT): 10 442.3 sq. ft. (124,000 sq. ft.)
 SITE COVERAGE (NET): 60% MAX. 12,400 / 20,000 sq. ft. CO-89
 P.A.M. (NET): 60% MAX. 12,400 / 20,000 sq. ft. CO-89
 SETBACKS: MIN. 1.5M (5.0 FT.) PROPOSED 2.0M (6.6 FT.)
 FRONT (NORTH): 6M (20.0 FT.) MIN. 4.75M (15.6 FT.)
 REAR (SOUTH): 1.5M (5.0 FT.) MIN. 1.5M (5.0 FT.)
 SIDE: 1.5M (5.0 FT.) MIN. 1.5M (5.0 FT.)

* THE FRONT YARD MAY BE REDUCED TO 1.5M (5.0 FT.) IN THE AREA BETWEEN THE SIDE YARD AND THE SIDE YARD. A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED OR HOVED EMPLOYMENT.

** THE SIDE YARD SETBACK MAY BE REDUCED TO 0.6 METERS (2 FEET) IF THE AREA BETWEEN THE PLANNING STREET FACE OF ANY BUILDING OR STRUCTURE IS LANDSCAPED, PARKING IS PROVIDED AND IS LANDSCAPED.

HEIGHT: 14.0 (46.0) MAX. 12.7 (41.7)

PARKING REQUIRED: 125/278 sq. ft. (INCLUDES FUTURE FLOOR / 278) + 17 STALLS (8.5M)
 PARKING PROVIDED: 125/278 sq. ft. (INCLUDES FUTURE FLOOR / 278) + 17 STALLS (8.5M)

GENERAL NOTES:

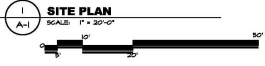
1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
2. APPROVAL & REVISIONS SHOWN FOR SOIL REMOVAL.
3. CONTRACTOR TO PROVIDE FOOTING & WALL SERVICES BY REGISTERED ALLS DURING CONSTRUCTION. SHEET CORRECT TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE RINGS.
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL.
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE. ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL OBTAIN ACTUAL DIMENSIONS FROM THE SUPPLIER/MANUFACTURER.
8. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED.
9. VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 50 MM AND JOINTS AT PENETRATIONS, TURNERS OR BLOCKING ALL HOLD THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL DUCTS OR DUCTIONS SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
10. THE CONTRACTOR IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
11. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
12. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
13. THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE SUBMITTED TO THE DESIGNER/ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL AND OTHER SERVICES AND RESPONSIBILITY.
14. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
15. SAMPLES OF ALL INTRODUCED PRODUCTS, COLORS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCED TO ALLOW ADEQUATE TIME FOR REVIEW.
16. ROOF TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDED PRACTICES AND METHODS. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
17. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, GLAZING, HANDRAILS, HANDRAIL STAIRS, BATHS, ASSEMBLY (E.G. JETS), FIRE EXITS IF APPLICABLE.
18. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & A LINE IS REQUIRED TO BE CONFIRMED BY SURVEY.

PROPOSED BUILDING FOOTPRINT: 112,400 sq. ft. ±
2ND FLOOR: 13,060 sq. ft.
TOTAL AREA: 125,460 sq. ft. ±

101 13,130 sq.ft. 102 14,015 sq.ft. 103 14,015 sq.ft. 104 14,015 sq.ft. 105 14,015 sq.ft. 106 14,015 sq.ft. 107 14,015 sq.ft. 108 14,672 sq.ft.

2nd FLOOR ABOVE: 12,865 sq.ft.

DASHED AREA INDICATES FIRE TRUCK ACCESS ROUTE
 FIRE TRUCK ACCESS ROUTE PER BCSC 2014 2.2.8.2 II
 FIRE TRUCK ACCESS ROUTE TO GAIN FREE TRUCK LENGTH OF 8.000 M (26 FT.)
 NOT LESS THAN 6.000 M (20 FT.) - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 3.0
 CONTINUES TO BACK TO ALL CORNERS (TYPE 1) - HAVE SLOPE 1:33 OVER 3M
 CONTINUES TO BACK TO ALL CORNERS (TYPE 2) - HAVE SLOPE 1:33 OVER 3M
 ENTRANCES TO EACH FRONT ON RTN-45M 45M OF ROUTE



CHIP BARETT ARCHITECT
 1180-2228 BROADVIEW AVENUE, SUITE 101, VANCOUVER, BC V6L 1Y1
 IN ASSOCIATION WITH
D-FORCE DESIGN INC.
 5760A AVENUE #201, SURREY, BC V3R 2K7
 TEL: (604) 507-9355 FAX: (604) 507-9356

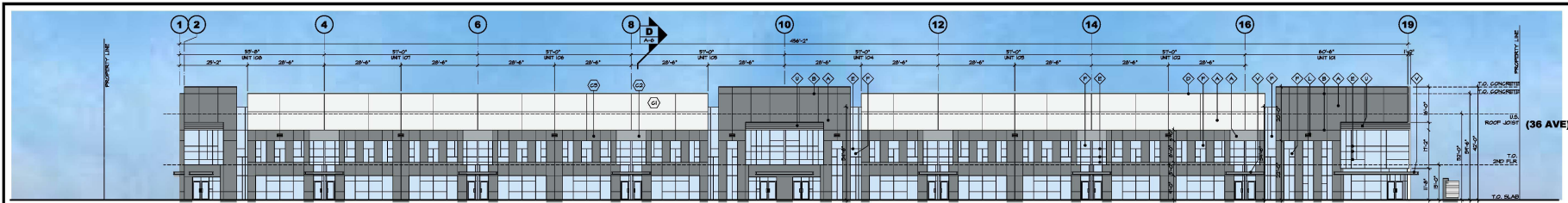
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PROJECT MANAGERS / CONTRACTORS:
Integrated
 I.C. Integrated Construction Concepts Ltd
 12860 84 Ave, Surrey, BC V3W 1K7
 PHONE: (604) 596-0700

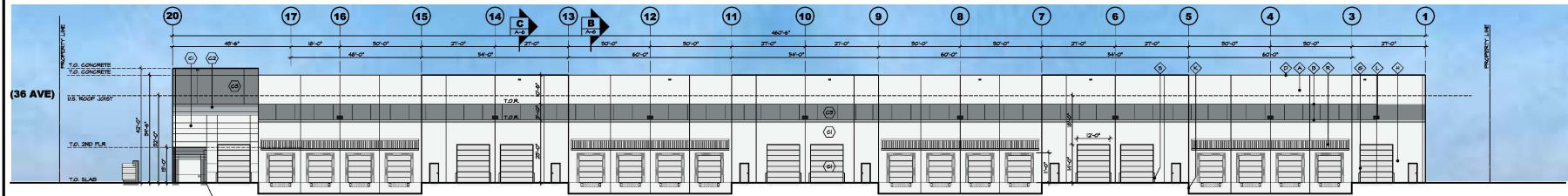
PROVIDED BUILDING FOR:
CEDAR COAST
 C/W ADDRESS: 1910 - 84 Avenue Surrey, B.C.

SITE PLAN

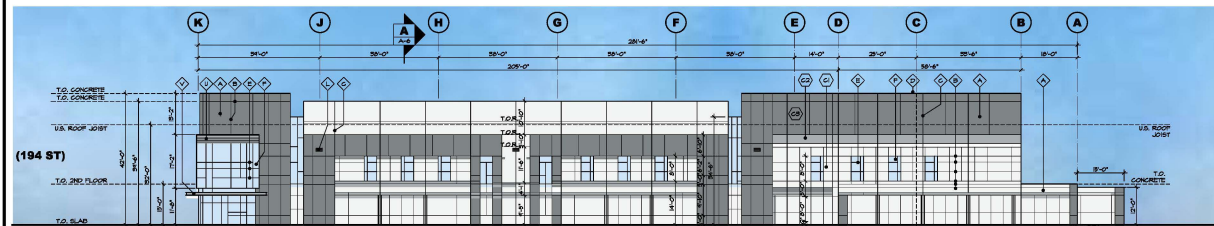
REAL. JOB NO. DRAWN
 DESIGNED BY DF.
 CHECKED BY C.B.
 PLOT DATE: JAN.18
 PROJECT - DRAWING NUMBER: A-1
 REV. 20



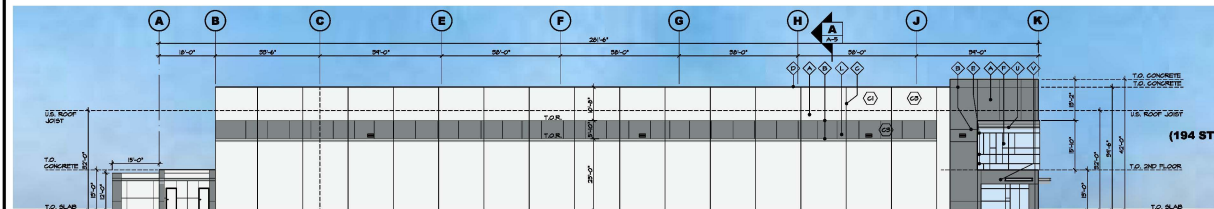
1 EAST ELEVATION (194 STREET)
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION (36 AVE)
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PAINTING:
ALL MATERIALS AND FINISHES SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EXPOSED PART.
IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE AND PRIMER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPARATION PROCEDURES AS ADVISED BY THE GOOD ORGANISM MANUFACTURER.
THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND BEFORE ALL WORK IS TO BE PAINTED. THE CONTRACTOR SHALL NOT PAINT SURFACES UNTIL ADVISED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TURPENTINE AND LET DRY.
PROTECT ALL OTHER SURFACES DURING PAINTING.
ALL EXTERIOR PAINT COLORS PER LAMING ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING CONTRACTOR TO PAINT A 200SQ FT PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
ALL INTERIOR COLORS BY INTERIOR DESIGNER OR OWNER EXCEPT AS NOTED FOR SAFETY. PAINTING CONTRACTOR TO CONFIRM COLORS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2) INTERIOR SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
3) METAL DOORS AND FRAMES AND OTHER METAL SURFACES - 1 COAT ALUMINUM PRIMER, 2 COATS OF ALLOY ENAMEL.
4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
ALL PAINT TO BE BENGLATH HOUSE OR APPROVED EQUAL.
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
OWNER TO CONFIRM IF INTERIOR SIDE OF HANDICAP HALLS AND LOBBIES AND DECK TO BE PAINTED.

MATERIAL LEGEND

	CONCRETE TILT-UP WALL TYP. - PAINTED
	REVEAL IN CONCRETE - PAINTED
	PRE-FINISHED METAL CAP FLASHING
	STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
	STOREFRONT GLAZING - CLEAR
	STEEL HANDOVERS - PAINTED
	STEEL STRUCTURAL OVERHEAD DOORS - PAINTED
	STEEL GUARDRAILS - PAINTED
	CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
	LIGHT FIXTURE - SEE ELECTRICAL PLANS
	CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
	5/8\"/>
	SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
	GUTTER
	METAL CLAD CANOPY
	STEEL BOLLARD - PAINTED
	CONCRETE CURB UNDER, PAINTED
	METAL CLADDING
	STEEL CANOPY
	LONGBOARD SLATING FLOATING SYSTEM - WHITE OAK

NOTE:
NOT ALL MATERIALS ARE APPLICABLE
EXISTING GRADE
PROPOSED GRADE

PROJECT COLOURS

	MAIN FIELD COLOR 1	SEE MSF 004-01
	FIELD ACCENT COLOR 1	GRAY PINK GRAY (234-03)
	FIELD ACCENT COLOR 2	WHOLE GRAY (234-03)
	EXTERIOR GUARDRAILS	BLACK POWDER COAT
	ALUMINUM STOREFRONT MULLIONS	CLEAR ANODIZED ALUMINUM
	TYPICAL GLAZING	CLEAR LOW E AND/OR ARGENT
	SPANDREL GLAZING COLOR	45) 50/50 COP/PLANT
	TYPICAL METAL CAP FLASHING	BLACK
	REVEAL GREY (234-03)	

* NOTE: CONFIRM ALL COLORS & FINISHES WITH THE OWNER PRIOR TO FABRICATION WORK PAINTING.

5 TYPICAL REVEAL
SCALE: NOT TO SCALE

CHIP BARRETT ARCHITECT
1111-1222 PHOENIX AVENUE, SUITE 101, VANCOUVER, BC V6E 4E4, CANADA
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2655A ALLIANCE STREET, AMSTERDAM, B.C., V2E 3J9
TEL: (604) 272-0525 FAX: (604) 272-0526 EMAIL: INFO@DFORCE.COM

This drawing is an electronic file of service to the client. It is not a physical drawing and should not be used for construction or any other purpose without the written consent of the architect. The client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by the architect.

NO.	DATE	DESCRIPTION
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5	JAN 23 28	PLANNING REVIEW
4	JAN 28 28	PLANNING CONCEPTS
3	SEPT 22 17	RE-BUILD FOR DEVELOPMENT PERMIT
2	JUL 23 17	RE-BUILD FOR DEVELOPMENT PERMIT
1	JUL 14 17	RE-BUILD FOR DEVELOPMENT PERMIT

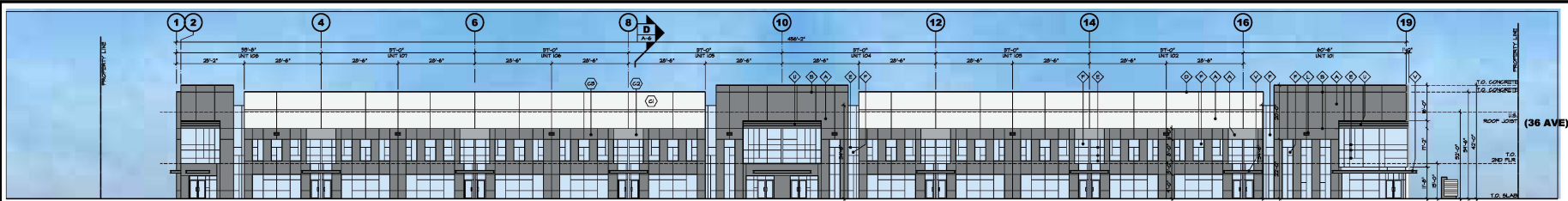
PROJECT MANAGERS / CONTRACTORS:

Integrated
IC C Integrated Construction Concepts Ltd
12950 84 Ave. Surrey, BC V3W 1K7
Phone: (604) 5963705

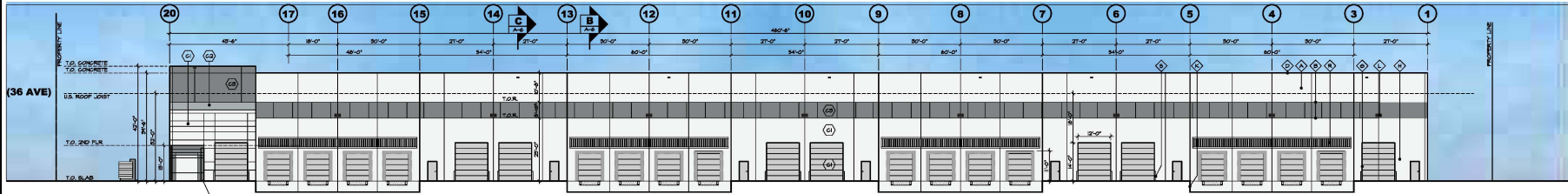
PROJECT:
PROPOSED BUILDING FOR:
CEDAR COAST
C/W/ ADDRESS: 19170 - 36th Avenue Surrey, B.C.
DRAWING:

ELEVATIONS

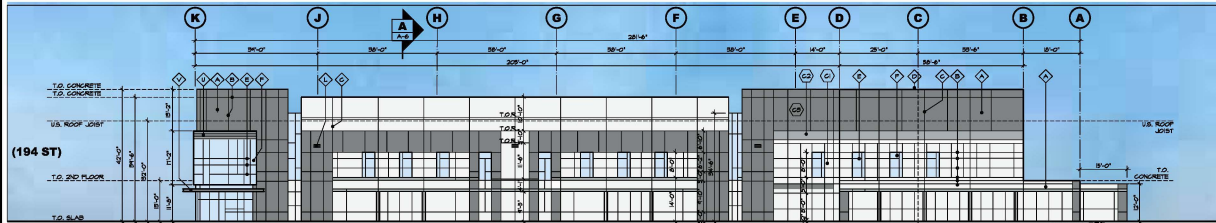
REAL	JOB NO.	DRAWN
	16-006	16-006
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	CHECKED	C.B.
	PILOT DATE	JAN 20 28
PROJECT / DRAWING NUMBER		REV.
A-3		5



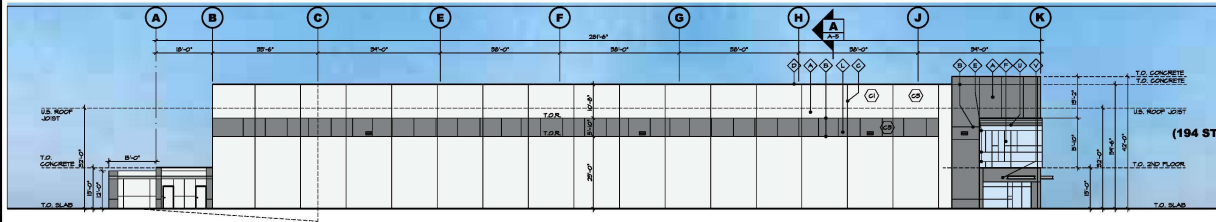
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

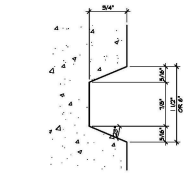


3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PAINTING:
ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY SPOT PAINT.
IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE SEALER/PREPARER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARATION PROCEDURES AS ADVISED BY THE SEALER/PREPARER MANUFACTURER.
THE PAINTING CONTRACTOR IS TO ENSURE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND BEFORE ALL DEFECTS TO THE GENERAL CONTRACTOR, DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH HOT WASH RISE AND LET DRY.
PROTECT ALL OTHER SURFACES DURING PAINTING.
ALL EXTERIOR PAINT COLORS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 30X30" TEST PATCH ON WALL FOR APPROVAL, BEFORE PAINTING REMAINDER OF BUILDING.
ALL INTERIOR COLORS BY INTERIOR DESIGNER OR OWNER, EXCEPT AS NOTED FOR SAFETY. PAINTING CONTRACTOR TO CORRECT COLORS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
CONCRETE F.L.T.U.P WALLS - PAINT EXTERIOR FACE ONLY WITH 3 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
STORYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
SHUTTER, DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKOYD PRIMER, 2 COATS OF ALKOYD ENAMEL.
WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.
ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND JOISTS AND DECK TO BE PAINTED.



5 TYPICAL REVEAL
NOT TO SCALE

MATERIAL LEGEND

⊖	CONCRETE F.L.T.U.P HALL TYP. - PAINTED
⊖	REVEAL IN CONCRETE - PAINTED
⊖	PANEL JOINT
⊖	PRE-FINISHED METAL CAP FLASHING
⊖	STONEWORK FRAMED - CLEAR ANODIZED ALUMINUM
⊖	STOREFRONT GLASS - CLEAR
⊖	STEEL HANDDOORS - PAINTED
⊖	STEEL SECTIONAL OVERHEAD DOORS - PAINTED
⊖	STEEL BRACKETS - PAINTED
⊖	CONCRETE RETAINING WALLS - WAXED, FINISH SPANFLEX TYP.
⊖	LIGHT FIXTURES - SEE ELECTRICAL DWGS
⊖	CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
⊖	3/4" RECESS IN CONCRETE
⊖	SPANDREL GLAZING (OBSOLETE TO MATCH VISION GLASS)
⊖	SUPPER
⊖	METAL GLAZ GANTRY
⊖	STEEL BOLLARD - PAINTED
⊖	CONCRETE CURB UNDER PAINTED
⊖	METAL GLAZINGS
⊖	STEEL GANTRY
⊖	LONGBOARD SIDING, FLOATING SYSTEM - WHITE OAK

PROJECT COLOURS
ALL COLOURS TO BE BENJAMIN MOORE

⊖	MAIN FIELD COLOUR 1	ICE MIST (00-47)
⊖	FIELD ACCENT COLOUR 1	GULL FINE GRAY (204-90)
⊖	FIELD ACCENT COLOUR 2	FRIDGE GRAY (204-90)
⊖	EXTERIOR GUARDRAILS	BLACK POWDER COAT
⊖	ALUMINUM STOREFRONT MULLIONS	CLEAR ANODIZED ALUMINUM
⊖	TYPICAL GLAZING	CLEAR LOW E AND U OR AIRSPACE
⊖	SPANDREL GLAZING COLOUR	NO. 2000 COPELAND
⊖	TYPICAL METAL CAP FLASHING	POWDER GRAY (00-90)

NOTES:
- NOT ALL MATERIALS ARE APPLICABLE

EXISTING GRADE

PROPOSED GRADE

PROJECT MANAGERS / CONTRACTORS

NO.	DATE	DESCRIPTION
1	JAN 23, 18	PLANNING REVIEW
2	JAN 23, 18	PLANNING COMMENTS
3	SEP 22, 17	RE-DESIGN FOR DEVELOPMENT PERMIT
4	JUL 25, 17	RE-DESIGN FOR DEVELOPMENT PERMIT

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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Integrated
1100 HURONTARIO STREET, SUITE 100
MISSISSAUGA, ONTARIO L4W 1M7
TEL: (905) 876-8888 FAX: (905) 876-8889

CEDAR COAST
12980 84 Ave, Surrey, BC V3W 1K7
Phone: (604) 599-0709

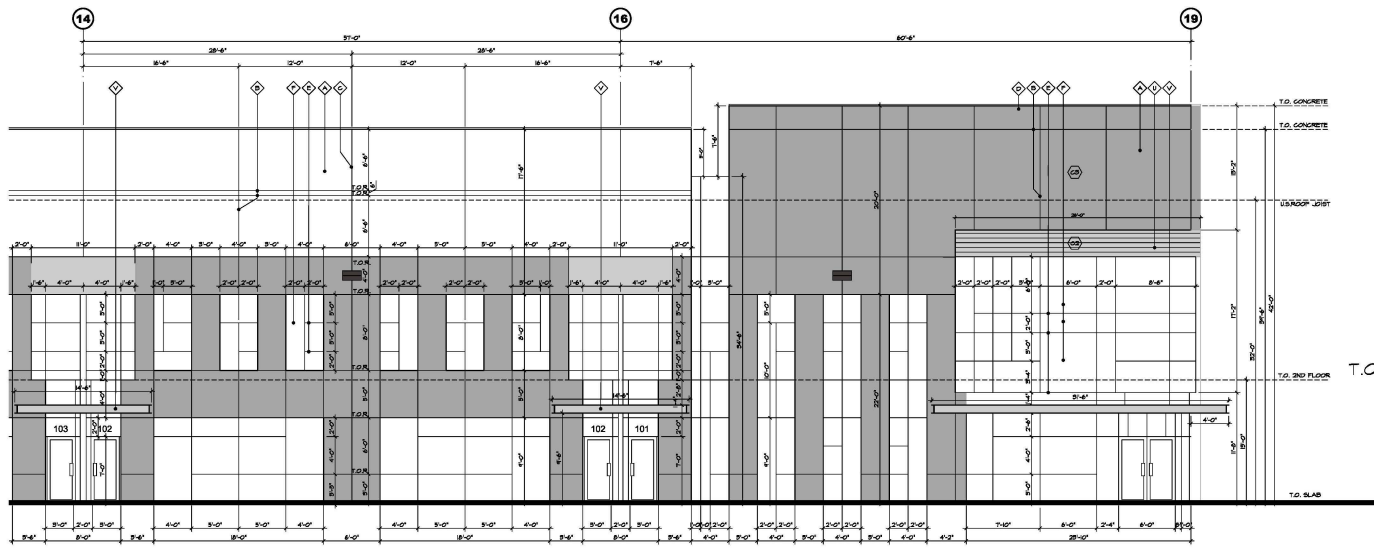
ELEVATIONS

DESIGNED	DRAWN
CHECKED	C.B.
PLT DATE	JAN 23, 18
REV	5

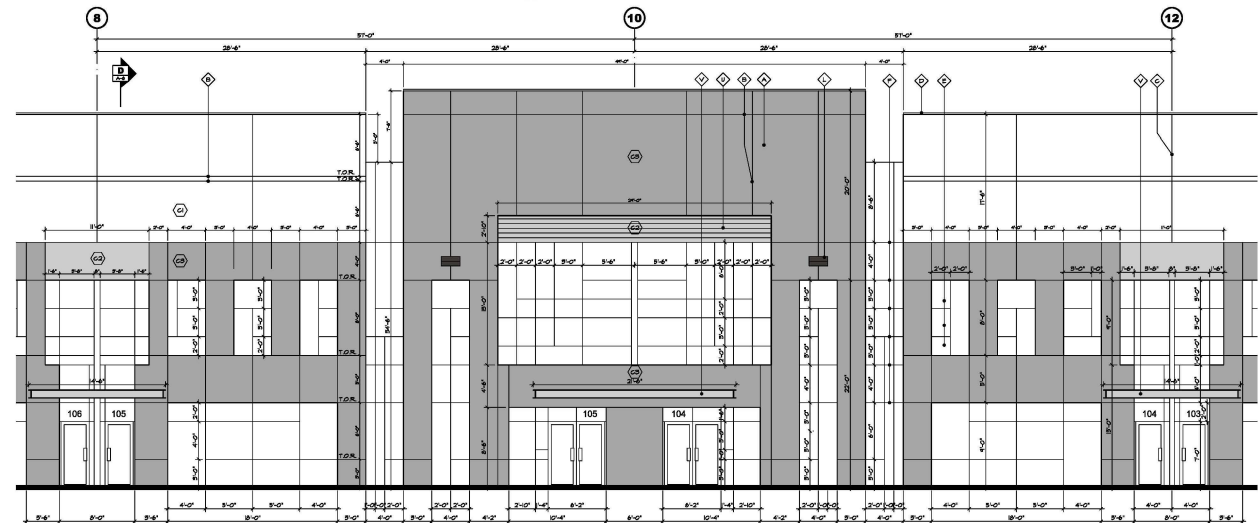
PROJECT-DRAWING NUMBER: **A-3**

CHIP BARRETT ARCHITECT
1183-2228 160th Street, Unit 101, Surrey, BC V4A 1G4
TEL: (604) 597-9555 EMAIL: DAN@CHIPBARRETT.COM

D.FORCE DESIGN INC.
IN ASSOCIATION WITH
2625A ALANSIE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 857-9555 EMAIL: DAN@DFORCE.COM



1 DETAILED ELEVATION EAST ELEVATION SCALE: 1/4"=1'-0"



2 DETAILED ELEVATION EAST ELEVATION SCALE: 1/4"=1'-0"



3 EAST STREETSCAPE SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
 1163-2228 TEL: (604) 273-1257 FAX: 604-273-1258
 2638 ALLIANCE STREET, ABSTONBERG, B.C. V3B 2J9
 TEL: (604) 607-9555 EMAIL: CHIP@CBARCH.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2638 ALLIANCE STREET, ABSTONBERG, B.C. V3B 2J9
 TEL: (604) 607-9555 EMAIL: DANCE@DFORCE.COM

The drawings are prepared in accordance with the provisions of the British Columbia Building Act and the Building Code of Canada. The drawings are prepared for the purpose of obtaining a building permit. The drawings are not to be used for any other purpose without the written consent of the architect.

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NO.	DATE	DESCRIPTION
1	JAN 23 17	PLANNING REVIEW
2	SEP 27 17	RE-DESIGNED FOR DEVELOPMENT PRINT
3	JUL 26 17	RE-DESIGNED FOR DEVELOPMENT PRINT
4	JUL 14 17	DESIGNED FOR DEVELOPMENT PRINT

PROJECT MANAGERS / CONTRACTORS:
Integrated
 I C C Integrated Construction Concepts Ltd
 12990 84 Ave, Surrey, BC V3W 1K7
 Phone: (604) 599-0706

PROPOSED BUILDING FOR:
CEDAR COAST
 CIVIC ADDRESS: 18375 - 36th Avenue Surrey, B.C.
 DRAWING
DETAILED ELEVATIONS

SJAL	JOB NO. 16-066	DRAWN D.F.
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	JAN 23 18
PROJECT - DRAWING NUMBER		REV. 4

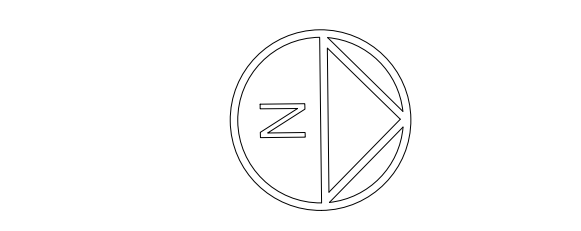
LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING

6	15/02/2018	RE-ISSUED FOR DP
5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:



PROJECT NAME:
CEDAR COAST

PROJECT ADDRESS:
19370 - 36TH AVENUE
SURREY, BC

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

SCALE: 1:300

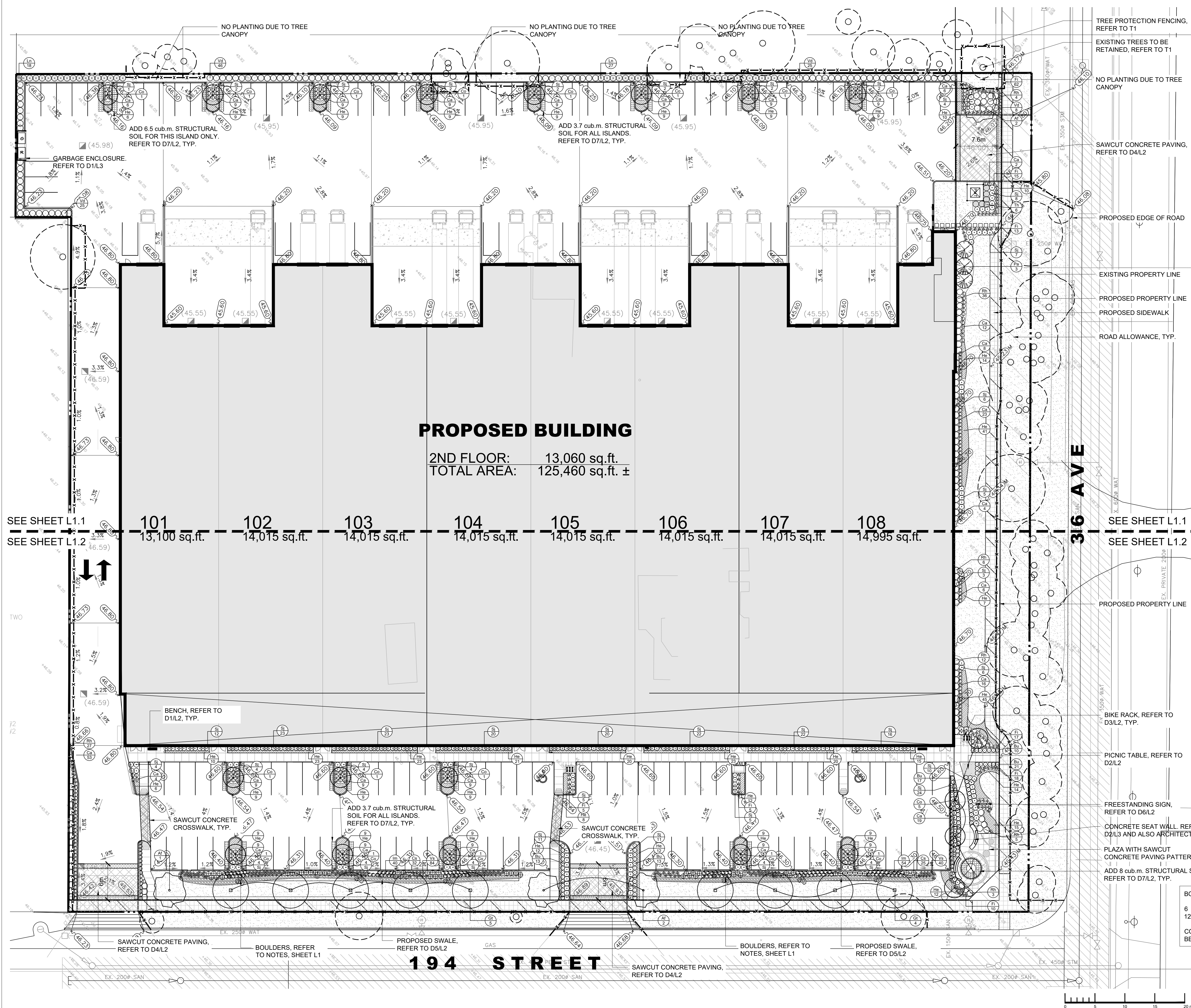
DRAWN: RM

CHECKED: ST

PROJECT NO: 170305

DRAWING NO:
L1

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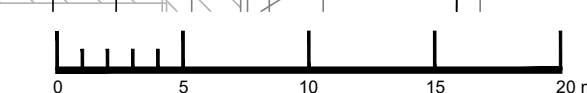
SUMMARY: SURREY
342 TREES ASSESSED

163 TREES PROPOSED FOR REMOVAL: 26 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
137 FOR DEVELOPMENT

TOTAL REPLACEMENT TREES REQUIRED: 319
TOTAL REPLACEMENT TREES PROPOSED: 37

BOULDERS, bury average of 0.15-0.25m below surface, size at minimum:
6 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
12 S = SMALL AT 0.5m l. x 0.5m w. x 0.5m ht., 0.4m showing above surface, 8 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING



LEGEND

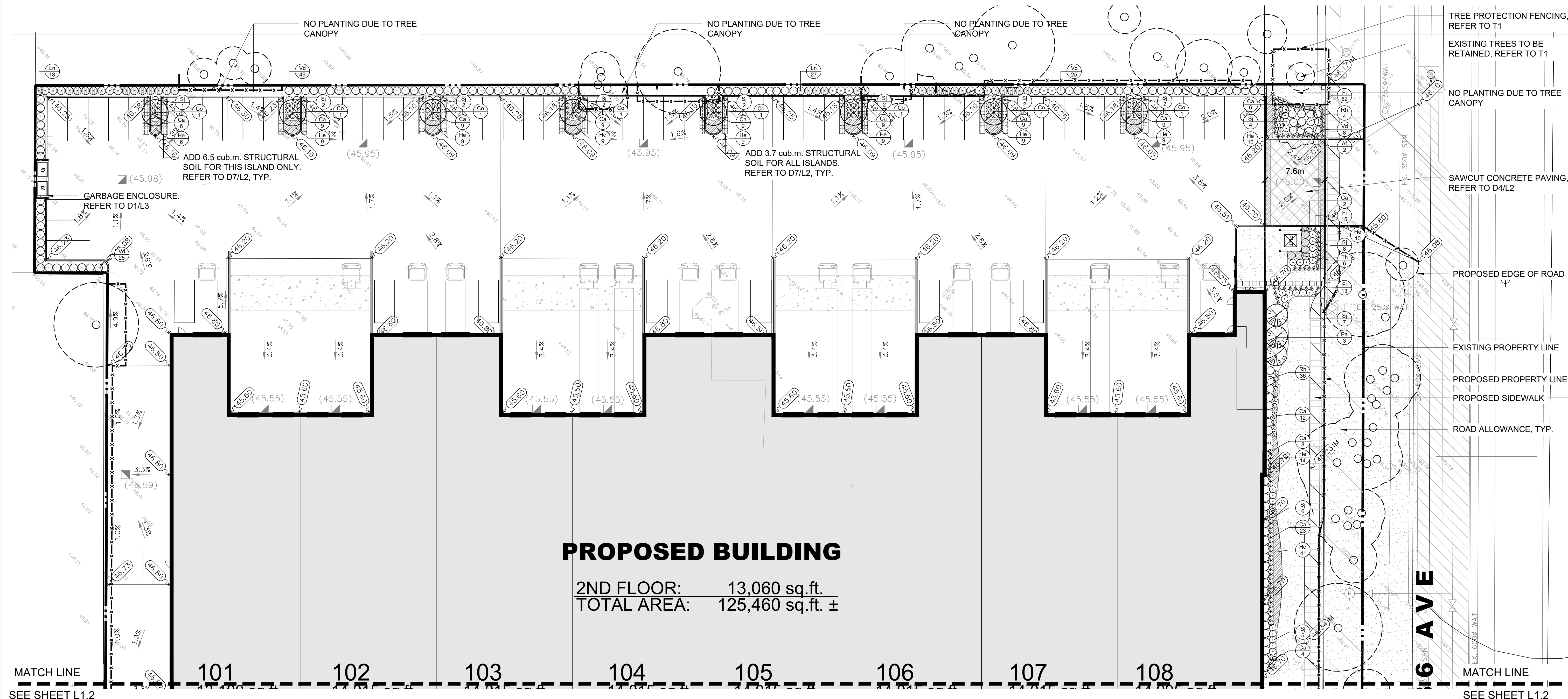
- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING

6	15/02/2018	RE-ISSUED FOR DP
5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:



PROPOSED BUILDING

2ND FLOOR: 13,060 sq.ft.
TOTAL AREA: 125,460 sq.ft. ±

PLANT LIST - ENTIRE SITE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
Co	21	Celtis occidentalis	Common Hackberry	60cm cal.	W.B.
Gt	9	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	60cm cal.	W.B.
Af	4	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Maple	60cm cal.	W.B.
CONIFEROUS TREES					
Pa	3	Picea abies 'Cupressina'	Columnar Norway Spruce	2.5m ht.	W.B.
DECIDUOUS SHRUBS					
Sj	310	Spiraea japonica 'Goldflame'	Goldflame Spiraea	60cm ht.	#2 Pot
Cs	56	Cornus sericea	Redosier Dogwood	60cm ht.	#2 Pot
CONIFEROUS AND BROADLEAF EVERGREEN SHRUBS					
Rh	91	Rhododendron 'Bubble Gum'	Bubble Gum Rhododendron	40cm ht.	#2 Pot
Vd	51	Buxus 'Green Gem'	Green Gem Boxwood	40cm ht.	#2 Pot
Bu	104	Viburnum davidii	David's Viburnum	60cm ht.	#2 Pot
Ln	45	Lonicera nitida	Box Honeysuckle	60cm ht.	#2 Pot
Th	6	Thuja occidentalis 'Smaragd'	Smaragd Cedar	1.5m ht.	B & B
PERENNIALS, GRASSES AND VINES					
He	543	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	#1 Pot
Ca	299	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	#1 Pot
Fi	117	Festuca idahoensis 'Siskiyou Blue'	Idaho Blue Fescue	1 gal.	#1 Pot
Im	94	Iris missouriensis	Rocky Mountain Iris	1 gal.	#1 Pot
Vs	118	Veronica spicata 'Glory'	Spiked Speedwell	1 gal.	#1 Pot

- PLANTING NOTES
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

- GENERAL NOTES
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SODDING NOTES:
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
 - LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

LEGEND

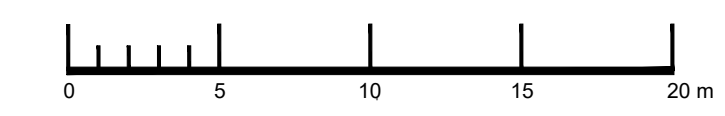
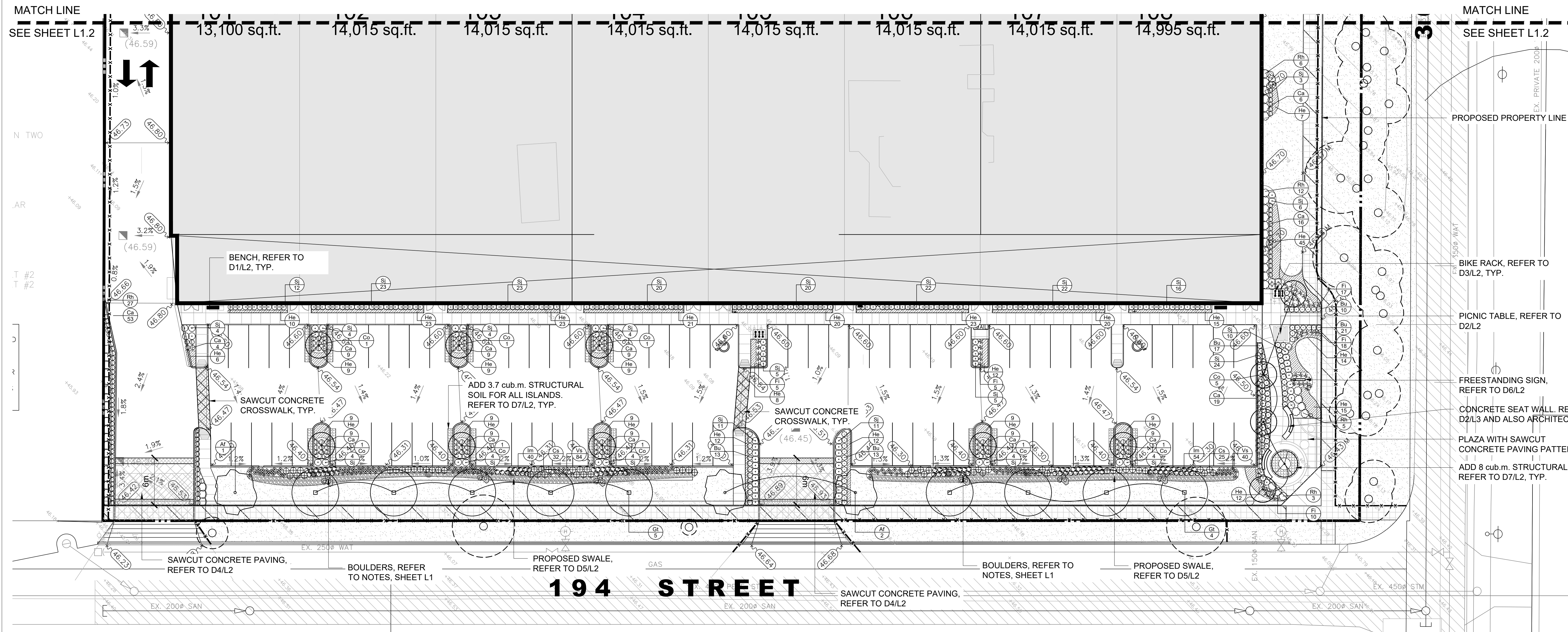
- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING

- 6 15/02/2018 RE-ISSUED FOR DP
- 5 23/01/2018 RE-ISSUED FOR DP
- 4 22/09/2017 RE-ISSUED FOR DP
- 3 22/07/2017 ISSUED FOR DP
- 2 13/07/2017 ISSUED FOR OWNER REVIEW
- 1 05/07/2017 ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
Co	21	<i>Celtis occidentalis</i>	Common Hackberry	60cm cal.	W.B.
Gt	9	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honey Locust	60cm cal.	W.B.
Af	4	<i>Acer x Freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	60cm cal.	W.B.
CONIFEROUS TREES					
Pa	3	<i>Picea abies</i> 'Cupressina'	Columnar Norway Spruce	2.5m ht.	W.B.
DECIDUOUS SHRUBS					
Sj	310	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spiraea	60cm ht.	#2 Pot
Cs	56	<i>Cornus sericea</i>	Redosier Dogwood	60cm ht.	#2 Pot
CONIFEROUS AND BROADLEAF EVERGREEN SHRUBS					
Rh	91	<i>Rhododendron</i> 'Bubble Gum'	Bubble Gum Rhododendron	40cm ht.	#2 Pot
Bu	51	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	40cm ht.	#2 Pot
Vd	104	<i>Viburnum davidii</i>	David's Viburnum	60cm ht.	#2 Pot
Ln	45	<i>Lonicera nitida</i>	Box Honeysuckle	60cm ht.	#2 Pot
Th	6	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Cedar	1.5m ht.	B & B
PERENNIALS, GRASSES AND VINES					
He	543	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	#1 Pot
Ca	299	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	#1 Pot
Fi	117	<i>Festuca idahoensis</i> 'Siskiyou Blue'	Idaho Blue Fescue	1 gal.	#1 Pot
Im	94	<i>Iris missouriensis</i>	Rocky Mountain Iris	1 gal.	#1 Pot
Vs	118	<i>Veronica spicata</i> 'Glory'	Spiked Speedwell	1 gal.	#1 Pot



PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:

19370 - 36TH AVENUE
SURREY, BC

DRAWING TITLE:

ENLARGEMENT PLAN

SCALE: 1:250
DRAWN: RM
CHECKED: ST
PROJECT NO: 170305

DRAWING NO:

L1.2

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **March 7, 2018** PROJECT FILE: **7817-0341-00**

RE: **Engineering Requirements (Industrial)
Location: 19370 36 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 meters along 194 Street for an ultimate 24.0 m Collector Road.
- Dedicate 4.942 meters along 36 Avenue for an ultimate 30.0 meter Arterial Road. An additional 2.0 meter dedication is required for a portion of the frontage to accommodate a meandering sidewalk which supports preservation of existing trees on 36 Avenue.
- Dedicate 6.0 meter x 6.0 meter corner cut at 194 Street and 36 Avenue.
- Register 0.5 meter Statutory Right-of-Way along 194 Street and 36 Avenue.
- Register applicable restrictive covenants as determined through detailed design.

Works and Services

- Construct west side of 194 Street to the Collector Road standard.
- Construct sidewalk along 36 Avenue fronting the site.
- Construct water and sanitary mains along fronting roads required to service the site.
- Construct driveway accesses to 194 Street. No access will be permitted to 36 Avenue.
- Provide water and sanitary service connections.
- Complete a detailed hydrological analysis to develop specific drainage design criteria that meet both the Anderson Creek Integrated Stormwater Management Plan and the Campbell Heights Local Area plan objectives. A target of 100% onsite mitigation and infiltration has been suggested and must be confirmed.
- Construct required stormwater quality and infiltration facilities for the development.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

AY

Tree Preservation Summary

Surrey Project No:
 Address: 19470 36 Ave, Surrey BC
 Registered Arborist: Shan Tennyson ON-0969A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	268
Protected Trees to be Removed	163
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	105
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{7} \times \text{one (1)} = 7$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{156} \times \text{two (2)} = 312$	319
Replacement Trees Proposed	37
Replacement Trees in Deficit	282
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

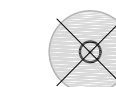
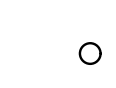


Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{0} \times \text{two (2)} = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

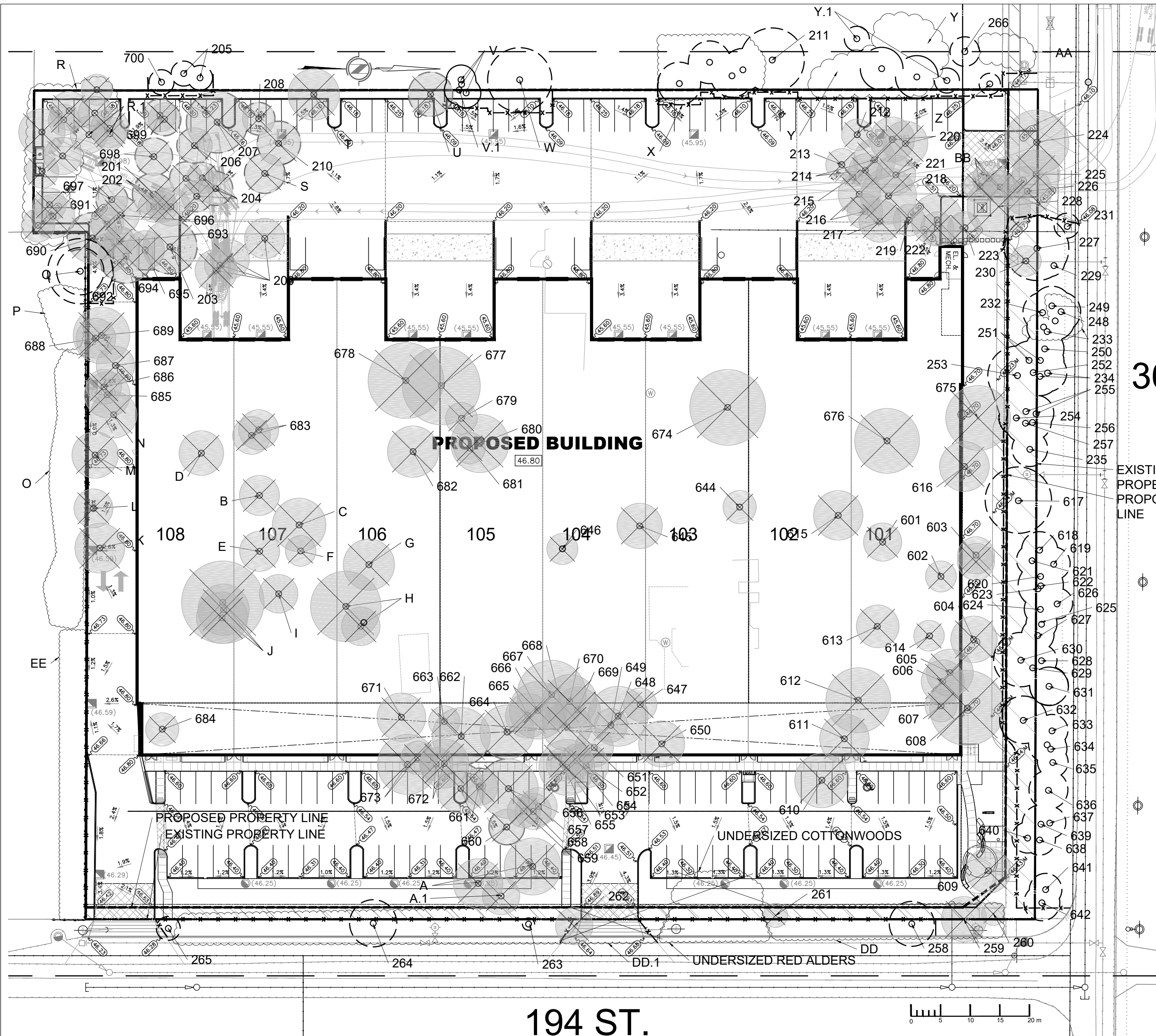
Summary, report and plan prepared and submitted by: _____

 (Signature of Arborist) Date

34
235

LEGEND

-  EXISTING TREE PROPOSED FOR REMOVAL
-  EXISTING TREE TO BE RETAINED
-  TREE PROTECTION FENCING
-  TREE TAG/NO.



36 AVE.

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE

PROPOSED BUILDING

PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE

UNDERSIZED COTTONWOODS

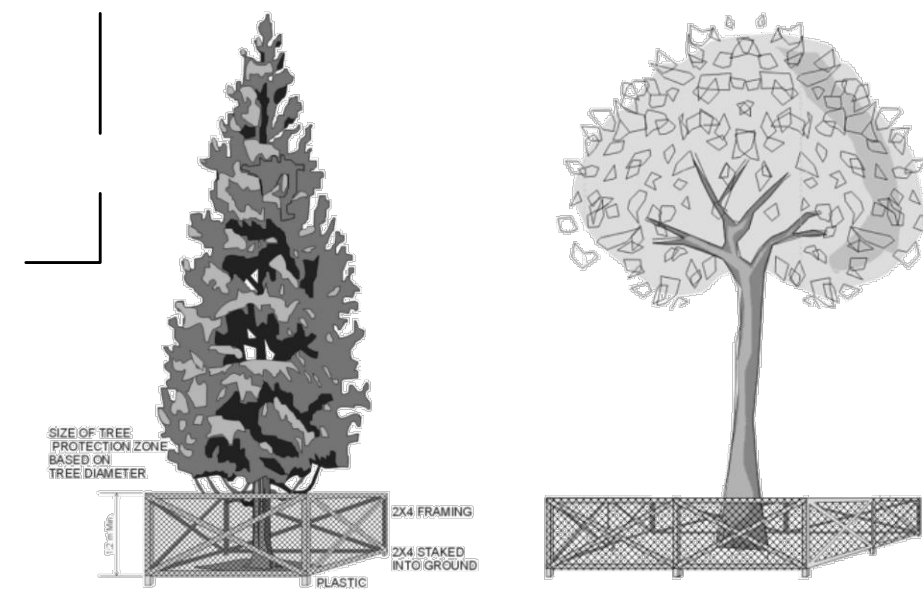
UNDERSIZED RED ALDERS

194 ST.

SUMMARY: SURREY
342 TREES ASSESSED

163 TREES PROPOSED FOR REMOVAL: 26 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
137 FOR DEVELOPMENT

TOTAL REPLACEMENT TREES REQUIRED: 319
TOTAL REPLACEMENT TREES PROPOSED: 37

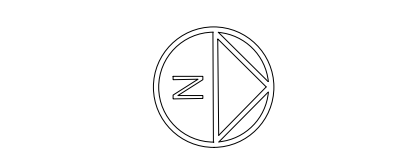


NO ENTRY
TREE PROTECTION ZONE
No grade change, storage of material or equipment is permitted within this fenced area.
Tree protection barrier must remain in place for the duration of construction.
For information call Trees & Landscape Section
(604) 591-4675

TREE PROTECTION FENCE DETAIL

NO.	DATE: (mm/yy)	DESCRIPTION:
6	15/02/18	RE-ISSUED FOR DP
5	12/01/18	RE-ISSUED FOR DP
4	22/09/17	RE-ISSUED FOR DP
3	22/07/17	ISSUED FOR DP
2	18/07/17	ISSUED FOR OWNER REVIEW
1	13/07/17	ISSUED FOR OWNER REVIEW

SEAL:
Assessment Done July 10, 2017
By Shan Tennyson,
I.S.A. # ON 0969A



PROJECT NAME:
CEDAR COAST

PROJECT ADDRESS:
19370 - 36TH AVENUE
SURREY, BC

DRAWING TITLE:
**TREE MANAGEMENT
PLAN AND DETAIL**

SCALE: 1:500 AT ARCH C SIZE
DRAWN: RM
CHECKED: ST
PROJECT NO: 170305

DRAWING NO:
T1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0341-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-025-451
 Lot 13 Section 27 Township 7 New Westminster District Plan 40296
 19370 - 36 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 47A Business Park 1 Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.) if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Setback variance from 7.5 m to 4.7 m

Building Areas			
UNIT	Footprint	Upper floor	Total Area
101	13,130 sq.ft.	1,475 sq.ft.	14,605 sq.ft.
102	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
103	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
104	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
105	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
106	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
107	14,015 sq.ft.	1,610 sq.ft.	15,625 sq.ft.
108	14,672 sq.ft.	1,730 sq.ft.	16,402 sq.ft.
Mech/Elec Room	551 sq.ft.	551 sq.ft.	551 sq.ft.
Total	112,440 sq.ft.	17,865 sq.ft.	125,305 sq.ft.

Note: All areas approximate and are to be confirmed by survey

SITE DATA

LEGAL ADDRESS: 1910 BA AVENUE, SURREY, B.C., V4E 1A8
 LEGAL DESCRIPTION: LOT 15, SECTIONS 27, TOWNSHIP 1, PLAN 4008 AND 4009 DISTRICT ZONING: A-1
 PROPOSED ZONING: COMMERCIAL
 GROSS LOT AREA: 32,864.82 SQ. FT. (3,028.84 SQ. M.)
 NET LOT AREA: 31,862.72 SQ. FT. (2,942.82 SQ. M.)
 PROPOSED BUILDING AREA (FOOTPRINT): 10,442.82 SQ. FT. (1,024.00 SQ. M.)
 SITE COVERAGE (NET): 50% MAX. 10,400 / 20,800 = 49.5%
 F.A.R. (NET): 12,400 SQ. FT. FOOTPRINT + 10,600 SQ. FT. FUR 2ND FLOOR / 20,000 SQ. FT. GROSS

SETBACKS: MIN. PROPOSED
 SIDE SETBACK: 15m (49' 4") 25.25m (82' 8")
 FRONT SETBACK: 6m (19' 8") 4.7m (15' 5")
 REAR SETBACK: 15m (49' 4") 25.25m (82' 8")

*** THE FRONT YARD MAY BE REDUCED TO 15M (49' 4") IF THE AREA BETWEEN THE FRONT YARD AND THE SIDE YARD IS A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED.
 ** ONE (1) SIDE YARD SETBACK MAY BE REDUCED TO 3M (9' 8") IF THE SIDE YARD ADJACENT LAND AREA IS COMMERCIAL, INDUSTRIAL, OR HOUSED EMPLOYMENT.
 *** THE SIDE YARD SETBACK ON A PLANNING STREET MAY BE REDUCED TO 3 METRES (9' 8") IF THE AREA BETWEEN THE PLANNING STREET FACE OF ANY BUILDING OR STRUCTURE AND THE ADJACENT PARKING AND IS LANDSCAPED.

HEIGHT: 14.0 (46') MAX. 1.2 (4') MIN.

PARKING REQUIRED: 125,078 SQ. FT. (INCLUDES FUR 2ND FLOOR) / 175 STALLS
 117 STALLS FOR SUV
 58 STALLS FOR PASSENGER CARS

GENERAL NOTES:

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
2. APPROVAL OF A SUBMITTAL DESIGN FOR SOILS REPORT.
3. CONTRACTOR TO PROVIDE FOOTING & HALL SURVEYS BY REGISTERED A.L.D. DURING CONSTRUCTION. SURVEY CORRECT TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEER DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE DRIBBS.
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALUMINUM PANEL.
6. ALL ELECTRICAL, PLUMBING, AND MATERIALS TO CONFORM FULLY WITH ALL APPLICABLE CODES OF THE COUNTRY. BUILDING CODES ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF APPLICABLE INSURING ASSOCIATION.
7. 1. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE. COORDINATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
8. THE CONTRACTOR MUST CORRECT ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CORRECT ACTUAL DIMENSIONS FROM THE SUPPLY VENDOR'S MANUFACTURER.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL SUPPLY AND FITTINGS MUST BE CANADIAN MANUFACTURED AND APPROVED.
11. VARIOUS BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALS OR LAPPED 100 MM AND SECURE AT PEAKING, WINDING, TURNING OR BLOWING. ALL HOLDERS THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTIONS SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE CONTRACTOR IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OR OTHER CONTRACTOR RESPONSIBILITY.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF PROCEEDING.
17. SAMPLES OF ALL INTRODUCED PRODUCTS, COLORS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH LOCAL OR STATE METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL DOORS, WINDOW SILL PANELS, HANDRAILS, STAIR RATES, AND BARS (IE JOINTS, FIRE BARRIERS IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.

CHIP BARETT ARCHITECT
 1910 BA AVENUE, SURREY, B.C. V4E 1A8
 TEL: 604-273-8888 FAX: 604-273-8889
 IN ASSOCIATION WITH:
D.FORGE DESIGN INC.
 2500 W. HASTINGS ST. #100
 VANCOUVER, B.C. V6M 2K1
 TEL: 604-273-8888 FAX: 604-273-8889

PROPOSED BUILDING
 FOOTPRINT: 112,400 sq.ft. ±
 2ND FLOOR: 13,060 sq.ft.
 TOTAL AREA: 125,460 sq.ft. ±

101 13,130 sq.ft. 102 14,015 sq.ft. 103 14,015 sq.ft. 104 14,015 sq.ft. 105 14,015 sq.ft. 106 14,015 sq.ft. 107 14,015 sq.ft. 108 14,672 sq.ft.

2nd FLOOR ABOVE: 12,965 sq.ft.

MEZZANINE ABOVE = 175 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT. MEZZANINE ABOVE = 1610 SQ.FT.

194 STREET

SITE PLAN
 SCALE: 1" = 20'-0"

HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE.
 FIRE TRUCK ACCESS ROUTE PER BCBC 2018 2.3.8.6.1
 - DESIGN ROUTE TO GAIN FIRE TRUCK ACCESS OF 8000 LBS 90 MPH
 - NOT LESS THAN 6M WIDTH. HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 6M.
 - CONTROL OF TRUCK TO ALL CORNERS (75% - MAX. SLOPE 1:3 OVER 5M).
 - ENTRANCE TO EACH PORTION WITHIN 45M OF ROUTE.

NO.	DATE	DESCRIPTION
20		
19		
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3		
2		
1		

PROJECT MEMBERS / CONTRIBUTORS:

Integrated
 I.C. Integrated Construction Concepts Ltd
 12060 84 Ave. Surrey, BC V3W 1K7
 Project: (04) 230000

PROJECT ARCHITECT: CHIP BARETT ARCHITECT
CEDAR COAST
 1910 BA AVENUE, SURREY, B.C. V4E 1A8

SITE PLAN

SEAL	JOB NO.	DRAWN
	1900	9/2
	DESIGNED	
	CHECKED	C.B.
	DATE	10/2/23
	PROJECT / DRAWN BY	1900/01
	REV.	20